

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 FARMHOUSE COURT SYDENHAM VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sydenham

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 BOBERRIT WYND SYDENHAM VIC 3037	\$735,000	22-Sep-23
5 BANEEM COURT SYDENHAM VIC 3037	\$750,000	03-Aug-23
3 ARRAN COURT SYDENHAM VIC 3037	\$722,018	28-Aug-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 November 2023



5 BOBERRIT WYND SYDENHAM VIC 3037

Sold Price ^{RS} **\$735,000** Sold Date **22-Sep-23**

 4  2  2

Distance **0.29km**



5 BANEEM COURT SYDENHAM VIC 3037

Sold Price **\$750,000** Sold Date **03-Aug-23**

 4  2  2

Distance **0.41km**



3 ARRAN COURT SYDENHAM VIC 3037

Sold Price **\$722,018** Sold Date **28-Aug-23**

 4  2  2

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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